Tax Map/Block/Parcel
No. 74 14 721

Building Permit/Zoning
Certificate BP-01-3353

Case ZA-610

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Covenant Media, Inc. 6607 Jacks Court Mt. Airy, Maryland 21771
REQUEST:	A variance from the maximum allowable height of 30 Ft. to 37 Ft. for the construction of a double-faced off-premise sign.
LOCATION:	2031 Liberty Road (rear) Eldersburg, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-139(B) and 223-181
HEARING HELD:	November 7, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted with modification.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, an increase of the maximum allowable height from 30 ft. to 37 ft. to construct a double-faced, off-premise sign, are as follows:

As a result, construction of this sign on any other location of the Applicant's property would create unreasonable and practical difficulty as it would not be visible from Liberty Road. The property owner, Mr. Potts, was not available to attend the hearing. The commercial property is a small parcel, only 7500 sq. ft., and is restricted from development. The variance would allow some income to be realized from the site and make the proposed sign visible over the existing Fleming building on the adjoining parcel.

Mr. Fleming was present at the hearing and did not oppose the Applicant's request; however, he expressed concern that the granting of this variance would set a precedent for other signs in the area. After discussion, the Applicant agreed to reduce his request by 2 ft., making the height of the sign 35 ft., rather than 37 ft. The granting of this modified variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator=s decision.

November 19, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement

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